

shall, at their option, have the right to either declare this Sublease null and void, or advance the amounts required for said premiums, and to add the amount so paid, plus any interests and penalties imposed, to the next rents accruing by the Sublessees.

In the event that the buildings and improvements constructed on the demised premises are destroyed by fire or other casualty, partially or entirely, the proceeds of the insurance policy or policies there shall be used to restore the premises to their condition prior to the loss. Any additional cost or expenses which may be necessary to restore the premises (in excess of that provided by the insurance policy or policies) shall be advanced by the Sublessees; provided in the event of any damage to or destruction of the premises which cannot reasonably be repaired within ninety (90) days, Sublessees shall have the option of terminating this Sublease, whereupon all rents hereunder provided shall abate. Any insurance policy required under the terms of this Paragraph shall contain a loss payable endorsement to the Sublessors, Sublessees, and any mortgagees as their interests may appear. A copy of such policy or policies certified by the agent as in full force and effect shall be delivered to the Sublessors.

8. After the date of the execution hereof, Sublessees shall have the right to enter the leased premises for the purpose of making renovations, installing trade fixtures and generally remodeling the leased premises in order to make it suitable for Sublessees' intended use. The Sublessees shall have the right, provided it is not in default under the terms hereof, to remove from the leased premises all such equipment, fixtures, merchandise or other personal property installed or placed therein by Sublessees. In the event any such removal shall injure or damage the building or the leased premises, Sublessees agree to promptly repair such damage at their own expense.

9. The Sublessees shall pay, when due, all bills for water, gas, and electricity, and other such utility bills accruing against the leased building during the term of this Sublease.

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